



MILLSTONE GARDEN CENTRE

Cheapside, Waltham, near Grimsby, Lincolnshire, DN37 0HX

Guide Price - Freehold £850,000 plus stock

Christie & Co is instructed to market Millstone Garden Centre, an independent family-run garden centre established in 1989.

The business specialises in providing high-quality plants and garden products alongside superior landscaping services from a site of circa 4.2 acres.

Millstone Garden Centre is located close to two large new housing developments of several hundred dwellings, approximately 4 miles south of Grimsby, and close to the northeast Lincolnshire coast. The site is broadly level and has considerable potential for further development. In addition to the garden centre business, there is rental income from caravan storage, and also a 4/5-bedroom detached family home with garages included.



Key Investment Highlights



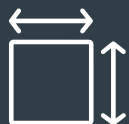
Freehold site circa 4.2 acres
(house within circa 0.75 acres)



2 Storey detached brick-built garden centre shop, 1 large glasshouse, 1 conservatory and 1 polytunnel



Excellent fit for family/owner lifestyle operator



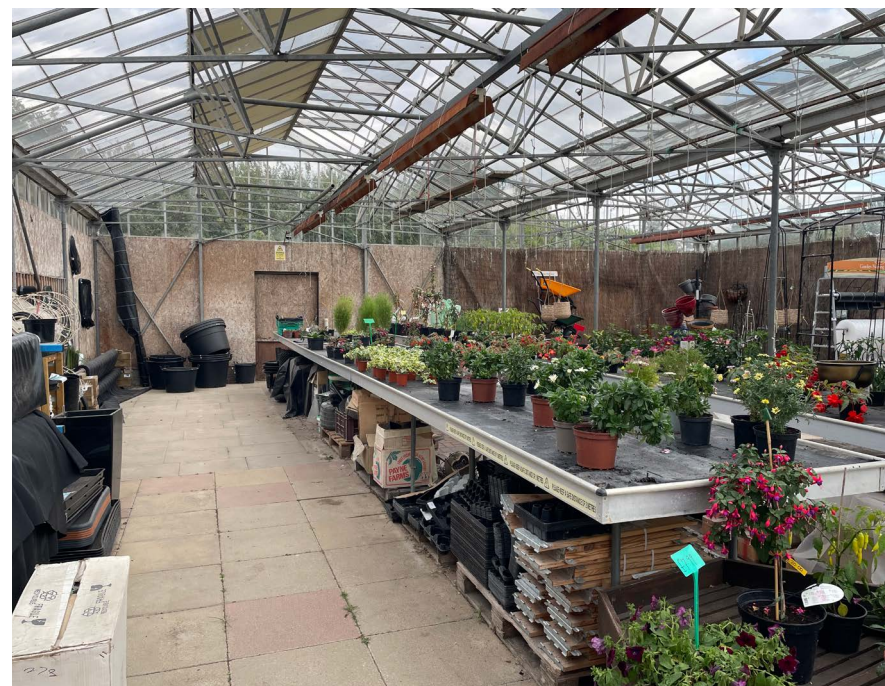
Extensive scope to develop the site further to the rear or utilise site for alternative business



Turnover YE February 2023 - £335,663
Gross profit £158,962



Genuine retirement sale



The Opportunity

Our clients created this garden centre business from scratch in 1989 and has been a labour of love ever since. The site is situated on a busy roadside location roughly half a mile from the A16 and close to a sought-after village, Waltham, and is conveniently located to serve the expanding housing areas locally, throughout Grimsby and beyond.

The business offers a combination of homegrown and bought-in trees, plants and shrubs, a small shop selling gardening equipment, seeds, and tools, and offices situated on the first floor. There is scope to further develop the retail mix on offer. With thousands of new homes being built nearby we feel that this is a very fortuitous opportunity for a new owner to take control, expand, and capitalise on the numerous new customers.

Our clients live onsite. We aim to sell the business and house together. The seller will also consider splitting and selling the business alone. Please ask for the price for the business, excluding the house.

Residential Property

On the northern side of the site with its own entrance is the family house, being rendered brick built with a double garage to the side, with a gross internal area of 172sqm (1815sqft).

Ground floor includes front entrance porch, entrance hallway, separate WC, office, reception room, lounge with wood burning stove firing the heating and hot water, two sliding doors to the patio, dining room, kitchen with solid fuel stove, and utility room.

First floor includes landing, four bedrooms; master with ensuite bathroom and jacuzzi bath, and family bathroom.

Externally there is an attached double garage and a hard standing, timberclad storage building, blockwork workshop building, lawn to the front and mature garden with pond to the rear of the house, a large vegetable patch and greenhouse.



Garden Centre Buildings

Retail sales area; 106sqm (1136sqft), conservatory area linking to the greenhouse 497sqm (533sqft), glasshouse 254sqm (2730sqft), poly tunnel 221sqm (2380sqft), workshop 70sqm (751sqft).

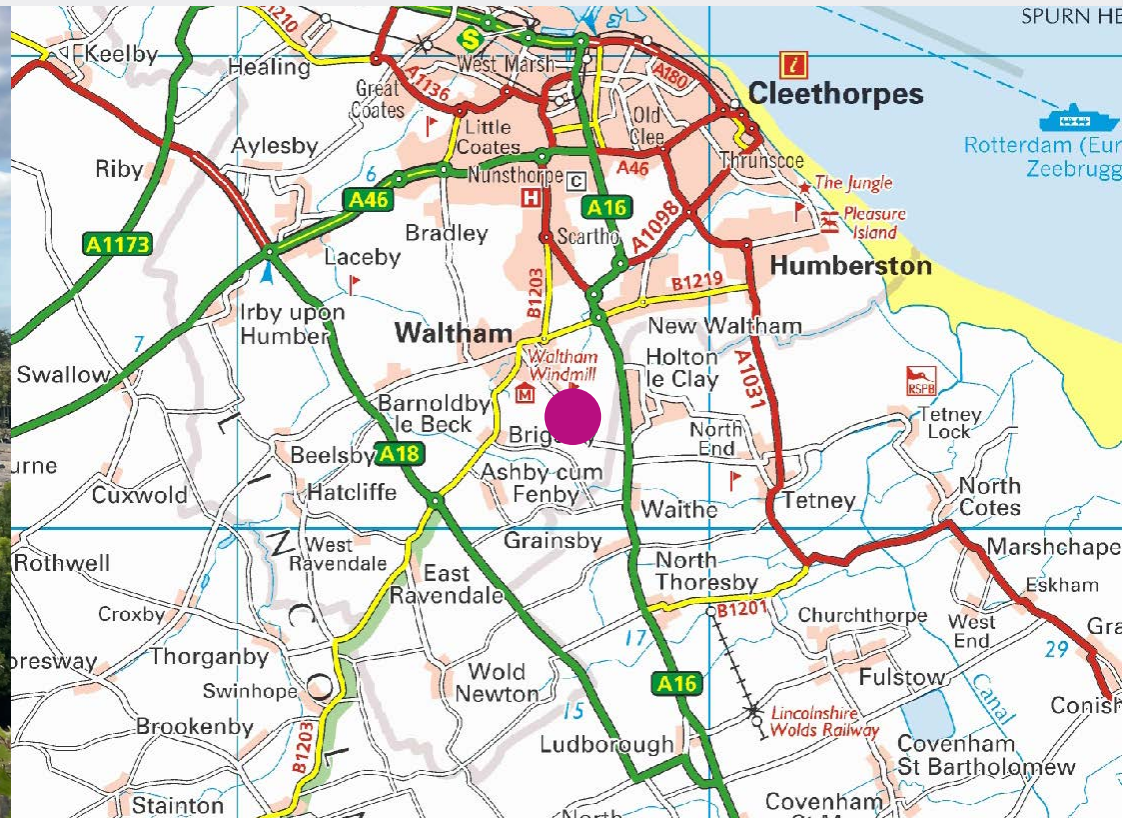
First floor; kitchen area and 3 further rooms (if seeking alternative use we believe that subject to planning this could easily be converted into a desirable 3 bed detached house.)

Externally, stone surface car parking area for customers, display area for aggregates, topsoil, turf, also caravan storage areas.

There is a public bridleway to the far northern boundary. This does not affect the use of the land or trade.

Location

Millstone Garden Centre is situated in Northeast Lincolnshire on a busy link road named Cheapside which is accessed roughly 0.5 mile from the A16, in a sought-after area of Grimsby, currently expanding with quality and executive housing.



Financial Summary

	2024	2023	2022	2021	2020	2019
Turnover	c. 290,000	335,663	457,901	448,580	256,119	257,745
Gross Profit	TBC	158,962	256,581	250,812	145,604	163,094
ANP	TBC	break even plus wages depending on new ownership	86,002	76,450	6,759	18,980



Other Information

OPENING HOURS

8am – 5pm
Monday to Saturday

10am – 4pm
Sunday

BUSINESS RATES

The Rateable Value is £11,500 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

STAFF

Both owners run the garden centre with the assistance of a family member, together with six permanent and two part-time staff, with 2 additional casual staff. There may be some seasonal fluctuations.

Two family members hope to stay on post-sale; one as a supplier providing website development and marketing services, and one who manages the landscaping business.

The staff will transfer with the business under TUPE rules.

SERVICES

The site has mains water and drainage, solid fuel heating for the home, and LPG gas for the garden centre shop.

If sold to a “new to the industry” buyer, our clients have offered to be available to work up to 3 months as a handover training process.

CONTACT

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